



Australian  
Bureau of  
Statistics

# AUSTRALIAN HOUSING

---

in brief



1991

---

Catalogue No. 4654.0

# Housing

Housing satisfies the essential human needs for shelter, security and privacy. Internationally, shelter is recognised as a basic human right. The adequacy or otherwise of housing is therefore an important component of individual well-being. Housing is also significant in the national economy, with its influence on investment levels, interest rates, building activity and employment.

As well as the five yearly detailed data on housing available from the census, three recent ABS household surveys are of particular interest in relation to housing.

In July 1993, the Rental Investors' Survey collected information about people who currently owned residential property for rent in Australia, or had sold such a property in the previous 5 years, or intended investing in such a property in the following 2 years.

In April 1994, the Rental Tenants' Survey collected information about the characteristics of people living in rental dwellings, including details of their housing history and costs, as well as characteristics of the dwellings they rented.

Between August and October 1994, the Australian Housing Survey collected information about the characteristics of households, including their housing costs. It also collected detailed information about the physical aspects and conditions of their dwellings.

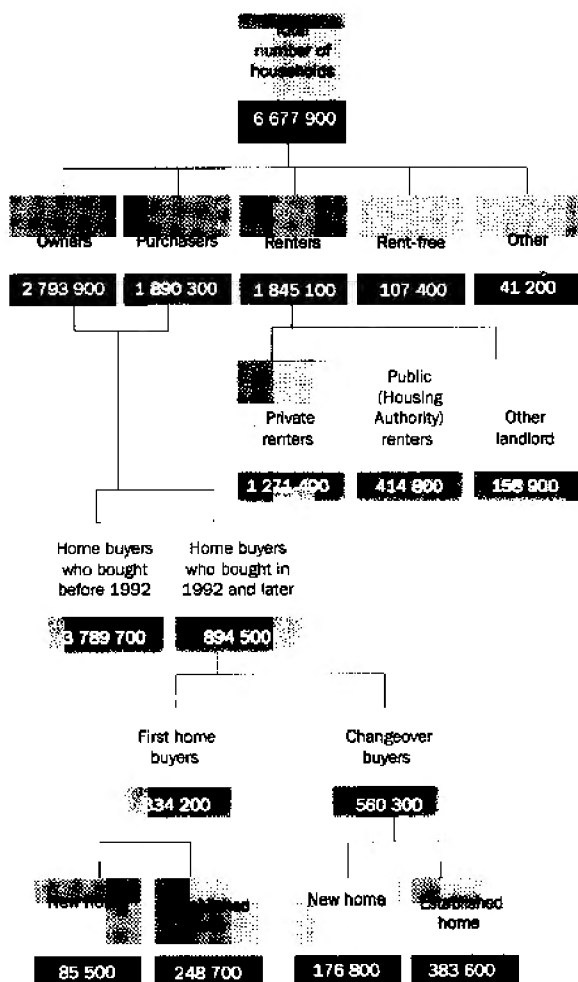
Publications from these surveys

*Investors in Rental Dwellings Australia, July 1993* (8711.0)  
*Renters in Australia, April 1994* (4138.0)  
*1994 Australian Housing Survey: User Guide* (4180.0)  
*1994 Australian Housing Survey: Selected Findings* (4181.0)  
*1994 Australian Housing Survey: Housing Characteristics, Costs and Conditions* (4182.0)

Some other housing related publications

*Directory of Housing Related Statistics* (1118.0)  
*Housing Australia, A Statistical Overview* (1320.0)  
*1991 Census – Characteristics*. Publications are available for Australia and each State and Territory (2710.0 to 2710.8)  
*1991 Census – Social Atlases*. Publications are available for each capital city (2840.1 to 2840.8)  
*1991 Census – Australia in Profile* (2821.0)  
*Focus on Families – Income and Housing, 1992* (4424.0)  
*Housing Finance for Owner Occupation, Australia* (5609.0)  
*House Price Indexes: Eight Capital Cities* (6416.0)  
*Housing Characteristics and Decisions, 1991* (8710.0)  
*Building Approvals, Australia* (8731.0)

# HOUSEHOLDS IN AUSTRALIA, 1994



Source: 1994 Australian Housing Survey.

# HOUSEHOLDS : TENURE TYPE BY STATE OR TERRITORY, 1994

State/ Territory	Owner %	Purchaser %	Renters <sup>1</sup>		Total <sup>2</sup> %	Households '000
			Public %	Private %		
NSW	44.0	25.8	7.0	19.0	100.0	2 237.2
Vic.	44.3	30.1	3.7	18.5	100.0	1 657.6
Qld	39.3	28.1	4.1	22.6	100.0	1 194.1
SA	41.1	28.5	11.2	14.2	100.0	587.9
WA	37.7	32.0	6.3	18.8	100.0	640.7
Tas.	45.2	25.4	7.3	16.9	100.0	183.3
NT	14.3	29.4	21.4	17.8	100.0	66.5
ACT	28.1	36.2	12.8	19.9	100.0	110.6
<b>Australia</b>	<b>41.8</b>	<b>28.3</b>	<b>6.2</b>	<b>19.0</b>	<b>100.0</b>	<b>6 677.9</b>

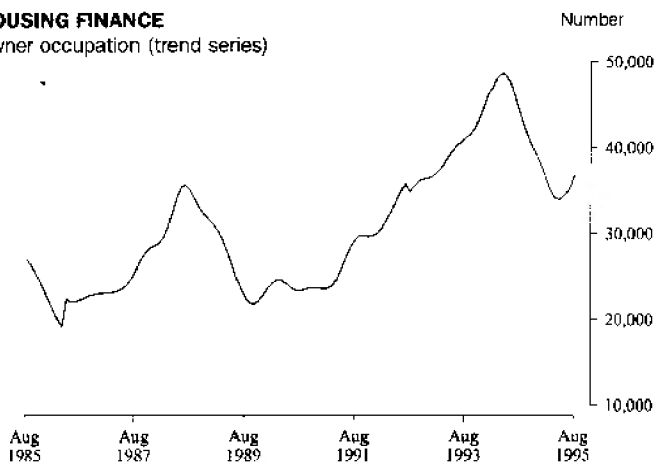
<sup>1</sup> Excludes 'other' renters (total 158,900).

<sup>2</sup> Includes rent-free (total 107,400) and 'other' (total 41,200) tenure types.

Source: 1994 Australian Housing Survey.

## HOUSING FINANCE

Owner occupation (trend series)



Source: Housing Finance for Owner Occupation, Australia (5609.0).

# HOUSEHOLDS : DWELLING STRUCTURE BY STATE OR TERRITORY, 1994

State/ Territory	Separate house %	Semi-detached/ row or terrace house/townhouse %	Flat/unit/ apartment %	Total %	Households '000
NSW	76.2	8.2	15.4	100.0	2 237.2
Vic.	81.1	6.0	12.8	100.0	1 657.6
Qld	82.5	4.6	12.6	100.0	1 194.1
SA	77.7	15.8	6.0	100.0	587.9
WA	81.4	11.1	7.1	100.0	640.7
Tas.	84.8	5.3	9.7	100.0	183.3
NT	63.2	9.7	25.0	100.0	66.5
ACT	81.3	9.4	9.3	100.0	110.6
<b>Australia</b>	<b>79.4</b>	<b>7.9</b>	<b>12.5</b>	<b>100.0</b>	<b>6 677.9</b>

Source: 1994 Australian Housing Survey.

## HOUSEHOLDS : DWELLING STRUCTURE BY TENURE TYPE, 1994

Tenure type	Separate house %	Semi-detached/ row or terrace house/townhouse %	Flat/unit/ apartment %	Total %
Owner	47.2	26.1	17.2	41.2
Purchaser	32.4	16.9	9.6	28.9
Renter <sup>1</sup>				
Public	4.2	17.7	11.8	6.0
Private	12.3	33.6	52.8	19.9
Rent-free	1.5	1.4	2.2	1.1
<b>Total<sup>2</sup></b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Households ('000)</b>	<b>5 300.7</b>	<b>527.9</b>	<b>832.5</b>	<b>6 671.1</b>

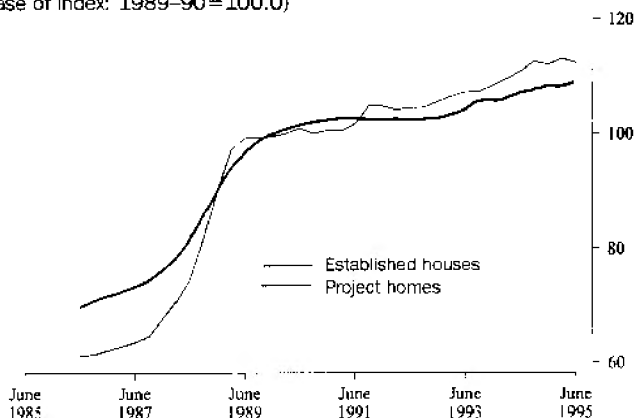
<sup>1</sup> Excludes 'other' renters (total 158,900).

<sup>2</sup> Includes 'other' tenure types (total 41,200).

Source: 1994 Australian Housing Survey.

## HOUSE PRICE INDEXES

(Base of index: 1989-90=100.0)



Source: House Price Indexes (6416.0).

## HOUSEHOLDS<sup>1</sup> : HOUSING COSTS BY TENURE TYPE, 1994

Weekly housing costs	Owner %	Purchaser %	Renters <sup>2</sup>		Total %
			Public %	Private %	
\$1 to \$49	81.8	3.2	45.0	2.2	39.0
\$50 to \$99	12.2	10.2	40.5	18.1	15.0
\$100 to \$149	3.4	17.6	11.1	42.5	16.0
\$150 to \$199	1.3	21.4	3.2	25.8	12.0
\$200 to \$299	0.9	29.8	*0.1	8.7	10.0
\$300 to \$399	0.3	10.4	—	1.7	3.0
\$400 or more	*0.1	7.5	*0.1	1.0	2.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Households ('000)</b>	<b>2 532.9</b>	<b>1 705.7</b>	<b>405.3</b>	<b>1 229.9</b>	<b>6 011.1</b>

<sup>1</sup> Excludes 666,500 households whose housing costs were not stated.

<sup>2</sup> Excludes 'other' renters (total 137,600).

Source: 1994 Australian Housing Survey.

# HOUSEHOLDS<sup>1</sup> : HOUSING COSTS AS A PROPORTION OF INCOME BY TENURE TYPE, 1994

Housing costs as % of income	Renters <sup>2</sup>					Total %
	Owner %	Purchaser %	Public %	Private %		
25% or less	93.2	58.9	83.9	52.5		74.3
More than 25%	6.8	41.1	16.1	47.5		25.7
More than 30%	5.4	29.0	6.8	36.0		18.5
More than 40%	3.7	15.0	2.9	22.1		10.7
More than 50%	3.0	8.5	1.6	13.6		6.7
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>		<b>100.0</b>
<b>Households</b> ( <sup>'000</sup> )	2 532.9	1 705.7	405.3	1 229.9		6 011.4

<sup>1</sup> Excludes 666,500 households whose housing costs were not stated.

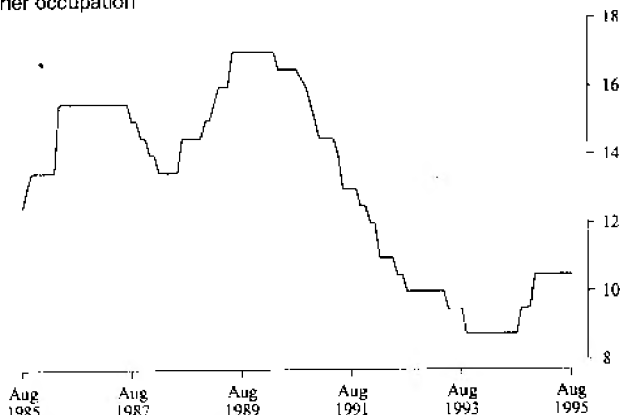
<sup>2</sup> Excludes 'other' renters (total 137,600).

Source: 1994 Australian Housing Survey.

## HOUSING FINANCE INTEREST RATES

Owner occupation

Per cent



Note: Interest rates for all banks.

Source: Reserve Bank Bulletin.

## HOUSEHOLDS : TYPE OF HOUSEHOLD BY TENURE TYPE, 1994

Type of household	Renters <sup>1</sup>					Total <sup>2</sup> %
	Owner %	Purchaser %	Public %	Private %	Rent-free %	
Couple only	33.7	21.2	11.5	17.4	19.4	24.9
Couple with dependants	30.4	54.0	22.1	20.8	27.2	34.5
One parent	5.9	6.1	28.7	11.7	7.8	8.6
Lone person	24.0	11.6	32.2	26.7	38.8	21.9
Other	6.0	7.0	5.6	23.4	6.8	10.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Households</b> ( <sup>'000</sup> )	2 793.9	1 890.3	414.8	1 271.4	107.4	6 677.9

<sup>1</sup> Excludes 'other' renters (total 158,900).

<sup>2</sup> Includes 'other' tenure types (total 41,200).

Source: 1994 Australian Housing Survey.

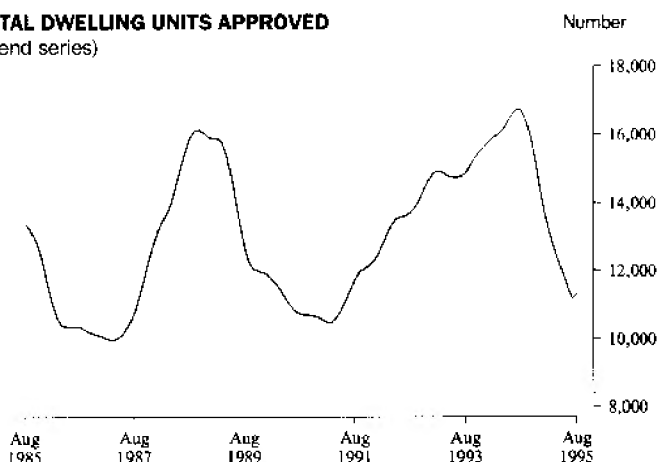
# HOUSEHOLDS : NUMBER OF BEDROOMS BY DWELLING STRUCTURE 1994

Number of bedrooms	Separate house %	Semi-detached/ row or terrace house/townhouse %	Flat/unit/ apartment %	Total %
Bedsitter	*0.1	*0.3	1.8	0.4
One	1.2	10.2	23.2	4.8
Two	14.3	52.1	64.0	23.5
Three	61.1	34.9	10.5	52.6
Four or more	23.3	2.5	0.5	18.7
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
<b>Households ('000)</b>	<b>5 300.7</b>	<b>527.9</b>	<b>832.5</b>	<b>6 677.9</b>

\* Subject to sampling variability between 25% and 50%.

Source: 1994 Australian Housing Survey.

## TOTAL DWELLING UNITS APPROVED (Trend series)



Source: Building Approvals, Australia (8731.0).

## HOUSEHOLDS : MAIN STRUCTURAL PROBLEMS BY TENURE TYPE, 1994

	Owner	Purchaser	Renters <sup>1</sup>		Total
	'000	'000	Public '000	Private '000	'000
<b>Structural problems</b>					
Major cracks in wall/floor	52.3	38.6	32.0	77.8	210.7
Sinking/moving foundations	48.1	42.0	27.5	56.3	189.9
Sagging roof/floor	20.0	24.1	14.8	44.5	109.4
Walls/windows	7.4	11.6	11.0	29.5	63.5
Rising damp	14.4	10.3	8.2	25.6	60.5
<b>Households with problems</b>	<b>134.6</b>	<b>127.3</b>	<b>72.0</b>	<b>184.1</b>	<b>552.0</b>
<b>Households</b>	<b>2 793.9</b>	<b>1 890.3</b>	<b>414.8</b>	<b>1 271.4</b>	<b>6 677.9</b>
<b>Per cent with problems</b>	<b>4.8</b>	<b>6.7</b>	<b>17.4</b>	<b>14.5</b>	<b>8.3</b>

<sup>1</sup> Excludes 'other' renters (total 158,900).

<sup>2</sup> Includes rent-free (total 107,400) and 'other' (total 41,200) tenure types.

Source: 1994 Australian Housing Survey.

# SUBSCRIPTION SERVICES

The ABS subscription service provides regular, convenient and prompt delivery of ABS publications as they are released.

## Mail

ABS Subscription Services  
GPO Box 2796Y  
Melbourne Vic 3001  
Australia

## Fax

(03) 9615 7848

## Free Call

1800 020 608

## N

5th Floor  
St Andrews House  
Sydney Square  
SYDNEY 2000

GPO Box 796  
SYDNEY 2001

Inquiries .....(02) 268 4611  
Bookshop ....(02) 268 4620  
Fax .....(02) 268 4668

## VICTORIA

Level 5  
Rialto North Tower  
525 Collins St  
MELBOURNE 3000

GPO Box 2796Y  
MELBOURNE 3001

Inquiries ....(03) 9615 7000  
Bookshop ....(03) 9615 7000  
Fax .....(03) 9615 7798

## QUEENSLAND

13th Floor  
313 Adelaide St  
BRISBANE 4000

GPO Box 9817  
BRISBANE 4001

Inquiries ....(07) 3222 6351  
Bookshop ....(07) 3222 6350  
Fax .....(07) 3229 6042

## WESTERN AUSTRALIA

Level 16  
Exchange Plaza  
2 The Esplanade  
PERTH 6000

GPO Box K881  
PERTH 6001

Inquiries .....(09) 360 5140  
Bookshop ....(09) 360 5307  
Fax .....(09) 360 5955

## SOUTH AUSTRALIA

7th Floor  
Commonwealth Centre  
55 Currie St  
ADELAIDE 5000

GPO Box 2272  
ADELAIDE 5001

Inquiries .....(08) 237 7100  
Bookshop ....(08) 237 7582  
Fax .....(08) 237 7566

## TASMANIA

1st Floor  
175 Collins St  
HOBART 7000

GPO Box 66A  
HOBART 7001

Inquiries .....(002) 20 5800  
Bookshop ....(002) 20 5800  
Fax .....(002) 20 5995

## NORTHERN TERRITORY

5th Floor  
MLC Building  
81 Smith St  
DARWIN 0800

GPO Box 3796  
DARWIN 0801

Inquiries .....(089) 432 111  
Bookshop ....(089) 432 111  
Fax .....(089) 811 218

## AUSTRALIAN CAPITAL TERRITORY

9th Floor  
FAI House  
197 London Circuit  
CANBERRA 2601

PO Box 10  
BELCONNEN 2616

Inquiries .....(06) 207 0326  
Bookshop ....(06) 207 0326  
Fax .....(06) 207 0282



2131900001953

ISSN 1321-1617

Recommended retail price: \$1.00